



THE
A-TEAM

**RE/MAX
FIRST**

594229 40 Street, Rural Foothills County T0L 0P0

MLS®#: **A2157864**

Area: **NONE**

Listing Date: **08/16/24**

List Price: **\$989,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **1,765**
Low Sqft:
Ttl Sqft: **1,765**

Lot Information
Lot Sz Ar: **270,943 sqft**
Lot Shape:

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **4**

Access:

Lot Feat: **Few Trees, Pasture, Private, Rectangular Lot**
Park Feat: **220 Volt Wiring, Heated Garage, Quad or More Detached Utilities and Features**

Roof: **Metal**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Laminate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Gas Oven, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings**
Int Feat: **Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Wet Bar, Wood Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`4" x 4`8"	4pc Bathroom	Upper	8`10" x 7`3"
3pc Bathroom	Basement	12`11" x 5`8"	Living Room	Main	14`3" x 12`11"
Kitchen	Main	11`7" x 8`7"	Dining Room	Main	14`3" x 13`4"
Family Room	Main	26`3" x 10`7"	Bedroom - Primary	Upper	15`3" x 14`7"
Bedroom	Upper	11`1" x 10`7"	Bedroom	Upper	14`7" x 12`7"
Family Room	Basement	29`0" x 13`8"	Game Room	Basement	10`2" x 9`3"
Furnace/Utility Room	Basement	15`10" x 10`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

9512721

Remarks

Pub Rmks:

Welcome to your own slice of paradise nestled in the heart of Foothills County, just southwest of High river, Alberta. This stunning 1 1/2 storey home, sprawling across 6.22 acres, offers 1765.20 square feet of beautifully appointed living space with panoramic Rocky Mountain views that will take your breath away! Don't let the current hazy skies fool you.....I promise those mountains are there behind that smoke! The main floor is an entertainer's dream, featuring a bright updated kitchen, flooded with natural light. Adjacent is a spacious dining room, perfect for holiday gatherings and family meals. From here, step into the large living room, where huge windows bring the outside in! Or cozy up in the additional family room, both showcasing impressive 10 ft ceilings. Up the charming wooden staircase, you'll find a large primary bedroom, where you'll wake up to spectacular mountain views every morning. Two additional bedrooms and a 4 piece bathroom complete the upper level, offering comfort and space for family and guests alike. The finished basement is designed for entertainment and relaxation Whether it's watching the big game, hosting poker nights, or enjoying a game of pool, this space has it all, including a wet bar and bar fridge. A spacious 3 piece bathroom, ample storage, and a large utility/laundry room add convenience to this well-thought out floor plan. Step outside onto the expansive back deck and truly embrace country living. With plenty of room for outdoor furniture, this space is perfect for summer barbecues. One of the highlights of this home is the charming wrap-around verandah, ideal for unwinding with after dinner drinks. For those with hobbies or horses, the property also features a 22x40 quad detached heated garage and a ready-to-use horse shelter. The circular driveway, striking metal roof on both residence and garage, mature trees and unmatched privacy make this property a rare find. Don't miss the chance to experience this exceptional home in person. Call your fave realtor and book a showing today!

Inclusions:

Garden Shed, pool table. Buyer can choose to assume the Vivint home security system if desired. (Please note-ride on mower and Quad with Snow Blade can be included but are negotiable)

Property Listed By:

Century 21 Foothills Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















